

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re:	:	
Robert J. Waldron, Jr.	:	Chapter 13
Debtor	:	
	:	Bankruptcy No. 17-16763-ELF
Robert J. Waldron, Jr.	:	
Movant	:	Motion to Avoid Judicial Lien
	:	
v.	:	
	:	
Unifund CCR, LLC	:	
Respondent	:	
	:	
William C. Miller, Esq.	:	
Trustee	:	

ORDER

AND NOW, to wit this day of 2018 upon the Debtor's
Motion to Avoid a Judicial Lien which impairs the Debtor's exemption;

And, the Debtor having asserted that the alleged lien arising from the judgment obtained in the
Montgomery County Court of Common Pleas , case number 2014-02978, entered as stated in the Motion
is subject to avoidance pursuant to 11 U.S.C. §522(f).

It is hereby **ORDERED** that the Motion is **GRANTED** and the judicial lien, held by the
Respondent, on Debtor's real property, **825 Sunnyside Avenue, Norristown, PA 19403**, is
AVOIDED.

It is further **ORDERED** that Proof of Claim Number Two (2) shall be stricken, to the extent it
purports to be a secured debt. Claim Number Two (2) shall be deemed as a general unsecured debt.

BY THE COURT:

Hon. Eric L. Frank
U.S. BANKRUPTCY CHIEF JUDGE